

2008-002878

Klamath County, Oregon



00041294200800028780030032

03/06/2008 01:08:00 PM

Fee: \$31.00

Kenneth M. Hart & Deborah S. Hart  
4041 Scott Valley Drive  
Klamath Falls, OR 97601

GRANTOR.

Kenneth M. Hart & Deborah S. Hart, Trustees  
GRANTEE.

Until a change is requested all tax  
statements shall be sent to the following address:

Kenneth M. Hart & Deborah S. Hart, Trustees  
4041 Scott Valley Drive  
Klamath Falls, OR 97601

### BARGAIN AND SALE DEED

Kenneth M. & Deborah S. Hart Grantor, does hereby grant, bargain, sell and convey their interest in the following properties described below to Kenneth M. Hart and Deborah S. Hart, Trustees of the Deborah Hart and Kenneth Hart Revocable Trust, hereinafter called grantee, and unto grantee's heirs, successors and assigns that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon.

See Exhibit A attached hereto for legal description which is made a part hereof.  
TOGETHER WITH an access easement described on Exhibit B attached which is made a part hereof by this reference.

Special Restriction: This parcel cannot be sold separately from the main tax lot known as Klamath County Map #3809-01400-00800-000 Key #888738.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

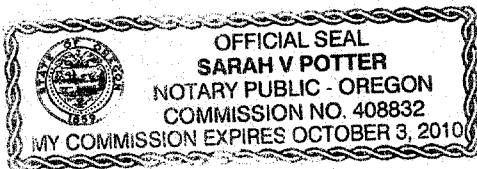
DATED this 6 day of March, 2008.

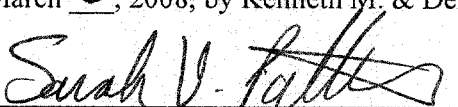
  
Kenneth M. Hart, Grantor

  
Deborah S. Hart, Grantor

STATE OF OREGON,                     )  
  ) ss  
County of Klamath                     )

This instrument was acknowledged before me on March 6, 2008, by Kenneth M. & Deborah S. Hart..



  
Notary Public for Oregon  
My commission expires 10-3-2010

OWNERS

DENNIS ENSOR O.L.S., C.W.R.E.  
SANDIE ENSOR

**TRU SURVEYING, INC. LINE**

2333 SUMMERS LANE  
KLAMATH FALLS, OREGON 97603  
PHONE: (541) 884-3691

JOHN HEATON L.S.I.T.

**05165**

**EXHIBIT "A"**

NOVEMBER 13, 2003

**LEGAL DESCRIPTION FOR KEN AND DEBBIE HART**

A TRACT OF LAND BEING A PORTION OF LOT 12 OF "TRACT 1396 - THIRD ADDITION TO NORTH RIDGE ESTATES", SITUATED IN THE SW1/4 OF SECTION 14, T38S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER COMMON TO LOT 11 AND SAID LOT 12; THENCE N03°27'03"W, ALONG THE LINE COMMON TO SAID LOTS 11 AND 12, 660.00 FEET; THENCE, LEAVING SAID LINE, N86°32'57"E 660.00 FEET; THENCE S03°27'03"E 660.00 FEET; THENCE S86°32'57"W 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF "TRACT 1396 - THIRD ADDITION TO NORTH RIDGE ESTATES" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

*Dennis A. Ensor*  
DENNIS A. ENSOR O.L.S. 2442

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Dennis A. Ensor*  
**OREGON  
JULY 25, 1890  
DENNIS A. ENSOR  
2442**

EXPIRES 12/31/03

OWNERS

DENNIS ENSOR O.L.S. C.W.R.E.  
SANDIE ENSOR

**TRU SURVEYING, INC. LINE**

2333 SUMMERS LANE  
KLAMATH FALLS, OREGON 97603  
PHONE: (541) 884-3691

JOHN HEATON L.S.I.T.

**05166**

**EXHIBIT "B"**

NOVEMBER 13, 2003

**LEGAL DESCRIPTION OF ACCESS EASEMENT  
FOR KEN AND DEBBIE HART**

A 30 FOOT WIDE ACCESS EASEMENT ON LOT 12 OF "TRACT 1396 - THIRD ADDITION TO NORTH RIDGE ESTATES", SITUATED IN THE SW1/4 OF SECTION 14 AND THE SE1/4 OF SECTION 15, T38S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE LOT CORNER COMMON TO LOT 11 AND SAID LOT 12 WITH THE RIGHT OF WAY LINE OF SCOTT VALLEY DRIVE; THENCE ALONG THE SAID RIGHT OF WAY LINE, ON THE ARC OF A CURVE TO THE LEFT (RADIUS POINT BEARS S59°13'28"W 50.00 FEET AND CENTRAL ANGLE EQUALS 57°17'45") 50.00 FEET TO THE CORNER COMMON TO LOT 13 AND SAID LOT 12; THENCE N47°33'54"E, ALONG THE LOT LINE COMMON TO SAID LOTS 12 AND 13, 1.79 FEET; THENCE LEAVING SAID LOT LINE, N83°25'51"E 408.47 FEET; THENCE S03°27'03"E 231.72 FEET; THENCE S86°32'57"W 30.00 FEET TO A POINT ON THE LINE COMMON TO SAID LOTS 11 AND 12; THENCE, ALONG THE SAID LOT LINE, N03°27'03"W 200.04 FEET AND S83°25'51"W 340.03 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON THE PLAT OF "TRACT 1396 - THIRD ADDITION TO NORTH RIDGE ESTATES" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Dennis A. Ensor*

**OREGON  
JULY 28, 1990  
DENNIS A. ENSOR  
2442**

*Dennis A. Ensor*  
DENNIS A. ENSOR O.L.S. 2442

EXPIRES 12/31/03